089.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,200 / 736,200
					USE VALUE:	736,200 / 736,200
					ASSESSED:	736,200 / 736,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMOKOVICH RICK S/ETAL
Owner 2:	KOLESAR MARY K
Owner 3:	
Street 1:	15 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1973, having primarily Vinyl Exterior and 1225 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5925.000	317,800		418,400	736,200
Total Card	0.136	317,800		418,400	736,200
Total Parcel	0.136	317,800		418,400	736,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 600.98 | /Parcel: 600.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56361

GIS Ref

GIS Ref

Insp Date 11/15/18

!7214!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	317,800	0	5,925.	418,400	736,200		Year end	12/23/2021
2021	101	FV	309,000	0	5,925.	418,400	727,400		Year End Roll	12/10/2020
2020	101	FV	309,000	0	5,925.	418,400	727,400	727,400	Year End Roll	12/18/2019
2019	101	FV	255,200	0	5,925.	424,400	679,600	679,600	Year End Roll	1/3/2019
2018	101	FV	255,200	0	5,925.	316,800	572,000	572,000	Year End Roll	12/20/2017
2017	101	FV	255,200	0	5,925.	286,900	542,100	542,100	Year End Roll	1/3/2017
2016	101	FV	255,200	0	5,925.	275,000	530,200	530,200	Year End	1/4/2016
2015	101	FV	247,400	0	5,925.	233,100	480,500	480,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:12:30

LAST REV

Date	Time
07/17/19	10:18:29
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7214

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAY ROBERT F	24577-568		5/31/1994		187,500	No	No	Y	

USER DEFINED

Prior Id # 1:	56361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2011	831	Redo Bat	8,500					
6/12/2007	431	Redo Kit	16,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	CC	Chris C
11/7/2018	MEAS&NOTICE	CC	Chris C
4/18/2012	Info Fm Prmt	BR	B Rossignol
12/12/2008	Meas/Inspect	336	PATRIOT
4/7/2000	Inspected	276	PATRIOT
1/24/2000	Measured	163	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5925		Sq. Ft.	Site		0	70.	1.01	5									418,425						418,400	

Total AC/HA:	0.13602	Total SF/SM:	5925	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	418,425	Spl Credit		Total:	418,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	9.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	188.046
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352369
Depreciation:	34532
Depreciated Total:	317837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

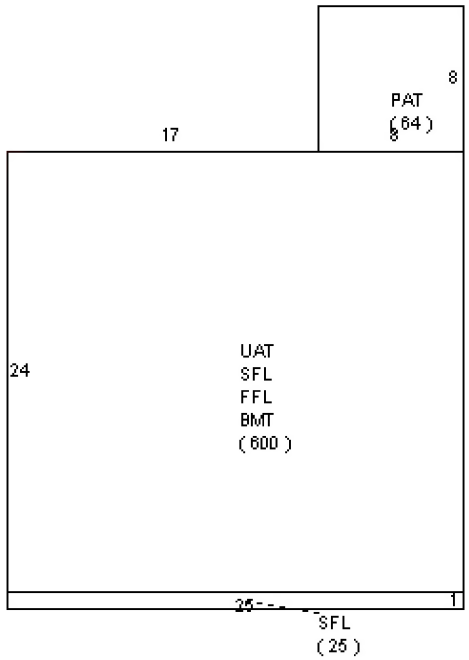
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.05
Special Features:	0	Val/Su Net:	155.86
Final Total:	317800	Val/Su SzAd	259.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	625	188.050	117,528
BMT	Basement	600	56.410	33,848
FFL	First Floor	600	188.050	112,827
UAT	Upper Attic	150	75.220	11,283
PAT	Patio	64	5.970	382

Net Sketched Area:	2,039	Total:	275,868

Size Ad	1225	Gross Area	2489	FinArea	1225

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc